

TOWN OF PEACHAM
SELECTBOARD MEETING MINUTES
Town Hall Meeting Room
Wednesday July 1, 2015 6:30PM

Present:

Selectboard: Annette Lorraine, Nate Giroux, and David Jacobs

Clerk to the Selectboard: Melissa Laurita Kohl

Public: Road Foreman Jeremy Withers, Mike Bruton, Cher Smith, Cheryl Stevenson, Rick Scholes, Sophie Branson Gill, Laura Johnson, Ron Craig

The meeting was called to order by Chair of the Board Nate Giroux at 6:33PM.

- 1) Additions
 - a) Road Foreman Update
 - b) PCH & PHA (Cher) and Housing VT Update (David)
 - c) Cemetery
 - d) Roller Barn Update
 - e) Interview for Transfer Station Attendant - executive session
- 2) Minutes:
 - a) David made an addition and a deletion to the minutes in regard to the cemetery tree work.
 - b) Annette made corrections to the minutes.
 - c) Annette moved to accept the minutes as amended. David seconds. So moved.
 - d) Minutes for emergency meeting in regards to the roller barn on June 27, 2015. Nate moved to approve the minutes that were submitted by Annette. David second. So moved.
- 3) PCH & PHA (Cher Smith) and Housing VT Update (David)
 - a) Cher was concerned about the letter that went out to Housing VT in regard to Kinnerson Drive. She wanted to know if the Town would be paying out the estimated value of the road crew working on that drive. Annette said that the Town would not be paying out that money as the Selectboard was talking about the value of the in kind work. Materials would have to be paid for.
 - b) Cher was also concerned about a perceived conflict of interest as David is on the board of PCH and on the Selectboard. She thinks it was inappropriate for David to negotiate this. She also spoke to the Secretary of State and they said that the town should have a conflict of interest policy. She said that in this case, it is not a legal conflict of interest. But in her opinion, she thinks this is a conflict of interest.
 - c) Annette does not believe that there is a conflict of interest because David does not have any financial interest in the road or PCH. He is a volunteer on a nonprofit board. Conflict of interest has to do with financial interests. She said that it was very helpful to have David write a draft of the letter, which was edited by the Selectboard
 - d) Annette also pointed out that the letter was a starting place. Housing VT has an attorney that will write up an easement.
 - e) Nate said that his hope in getting Housing VT something was getting them to the table to see if everyone could find a middle ground. He told Cher that he understood her point.
 - f) Cher said the letter was an offer on behalf of the town. Personally, she does not think that the Town should share a third of the cost. Kinnerson Drive is on private property. She said that she has a lot of issues with the whole situation. Along with Mike, when the PHA property went in she said that PHA needed an agreement and now we are trying to fix the situation.
 - g) Mike thinks this situation was caused by PHA not following the rules.

- h) David said that the updated letter is available at the Town Clerk's office with a public records request. Cher was looking at the latest draft that Melissa had on record, but Tom, as the keeper of the records, has the actual letter that went out to Housing VT.
- i) David said that he heard back from Housing VT. Housing VT wants to relinquish their ownership of Kinnerson Drive. Therefore, an easement cannot be drawn up until new owners are established.
- j) Mike said that Ross said when he was here that PCH does not want to take the property on. So if Housing VT does not want it ...
- k) David said Housing VT wants to relinquish ownership and he does not know what the consequence of that will be. He is not assuming that someone in Peacham is going to buy it.
- l) PCH will be meeting next week to talk about this and come up with some alternatives. Rural Edge does not want anything to do with it.
- m) Annette said that the town and PHA can always put in their own driveway.

4) Cemetery - Cheryl

- a) Cheryl presented and read "Peacham Cemetery Preservation Committee Charter". Cheryl has minutes from 2009 approving the charter of the cemetery committee.
- b) Cheryl wanted to say that before the tree board came along, the cemetery was doing tree maintenance but only a little bit at a time.
- c) Cheryl said that the master plan of the cemetery that David created was not accepted. She said that this is why the committee was made up - it is a committee of people in the town making short, medium, and long term goals and going to the Selectboard to ask if the cemetery had the money to do it, needed to save over 5 years, etc.
- d) Cheryl has a copy of the bill from the stone that Tracy St Louis broke while doing tree work in the cemetery and it was not \$5,000. It was \$2,600. It would have been more if they could have replaced the stone with same material. Tracy's insurance paid the bill because Cheryl called them.
- e) With Tree Works, they were too busy, so suggested spring because you can see which branches are dead. They didn't do it. Then said fall was good time to do it. Then didn't do it. Then spring came back around. They did some minor work, but never finished work at cemetery so Cheryl did not want to deal with them anymore.
- f) Cheryl did call those people that Annette gave her. One was too busy, the other was Tracy St Louis but she does not want to work with him again. Chris Baldwin is out of town again (moved to Maine). Cheryl is open to suggestions. David said Neil Monteith might have some recommendations. He said that he is connected with State Department of Forests, Parks, and Recreation and they have a huge list. Ron said that the stones underneath the maple that needs to be cut came over on the second Mayflower and are not replaceable.
- g) Annette asked Cheryl if she talked to other sextons in other towns because they deal with the same challenges (hills, gravestones, etc). Cheryl said that she talked to Groton and they just hired a local guy.
- h) Mike said that trees and cemeteries don't go well together.
- i) David said look at Frederick Law Olmsted and go to the cemeteries he designed around the country. If you maintain the trees, they don't have to come down.
- j) Cheryl said she wanted to say that part of the issue that we have in the cemetery today is that it was not under a regimen for quite a while. The one problem is that all of those trees are the same age. They are all getting questionable, some better than others.

5) Green Mountain Power

- a) Annette said that she has an interest in this so she moved to the public because she wants to speak as a member of the public.

- b) Nate read a letter in regard to a proposal to extend power north past Annette and Rick's property. Two poles and lines.
 - c) Annette said that this looks like a no brainer - it's a short distance, no problem. Unfortunately, that is not the picture as this is nowhere near the proposed house site. First of all, Annette wanted to say that the Cody's are her neighbors and they are nice people but they have not forgiven the town. In 2009 they appealed their taxes and the town not only denied their request but also increased their taxes because they realized the Codys had been under-taxed.
 - d) Annette showed Nate and David a map showing the Cody's property, which they sub-divided after their tax grievance. They sold 4 out of the 5 properties. She pointed out the almost 4.5 acre lot they have not sold yet, along with the permitted building site. She pointed out that anyone who has to build the house has to bring power 1100 feet, more or less, at least to the other end of the property. She said that there were two other cheaper and shorter options - one for a distance of 500 feet, more or less, and one for a distance of 700 feet, more or less.
 - e) Jeremy said that they just want to get power to the lot and that it is only two poles.
 - f) Annette said that she feels like she and Rick are the bad guys in their mind because we represent the government and did not do any favors for them at the tax appeal because they were our neighbors. Annette said that even if you think they are being paranoid or grouchy about it, this option doesn't make sense. They will have to cut all of those trees. Rick said that this line might never be used to accomplish anything because a buyer may put it in closer. Annette said that this is a scenic road. When it was reclassified no one wanted the road to be widened or have the nature of the road changed, just maintained better.
 - g) The poles would go on the road right of way so the Selectboard has the authority to approve or not approve.
 - h) Rick said that the significance is that they are going to take a lot of trees down to accomplish this.
 - i) Jeremy said that they are going to do minimal cutting for the two poles. He said that if Green Mountain Power (Star) chose this site for the power, they must have had a reason. He sees nothing wrong with putting power poles in the right of way. If they want to bury their lines across their property or cut down a bunch of their trees, it's their property.
 - j) Rick said that he talked to Star as well. Green Mountain Power put it in this particular place because that's where Billy Cody told him they wanted it.
 - k) Nate wants to talk to Bill Cody before the Selectboard makes any decision. David agrees. Nate said that if Annette gives him a way to get ahold of him then he will contact him.
 - l) Cher asked that if the road is that narrow how big is the town's road right of way. Nate said that it is 25 feet from the center line.
- 6) Sophie - 4th of July
- a) Sophie has taken over for Beatrice Ring who did it for the last 12 years. The sponsorship letter is the same letter that has been submitted every year for their last 12 years.
 - b) She said that she has had a very hard time this year finding anyone to do the traffic control at the bottom of the hill for the parade and she only found 2 people for the parking area. She wanted to know if it was possible for the town to have road closure and detour signs up.
 - c) Nate requested a road closure sign and two barricades. He will put up the detour sign. Sophie said that the parade will start promptly at 11:30am so signs need to be up before that.
 - d) **Nate moved to sign and approve the sponsor letter for the fourth of July. David seconds. So moved.**

- 7) Roller Barn Update (Nate)
- a) Floor is in.
 - b) Rollers are in.
 - c) Lights are up.
 - d) As soon as the parade is over, Nate is going to start the generator for the lights.
 - e) The roof is patched.
 - f) Nate said that the main carrying beam above the doors needs to be replaced. The town already has a beam. Ray Young will do it later on in year. When he does that he will lift the doors 8 inches-ish. At that point, ideally before winter, the road crew will take a bucket of gravel and grade it.
 - g) Nate also grabbed a ramp and will install it Saturday morning. He will put a hand rail so no one falls off. He said that at some point, the town should think about putting in a back door so that people can get into the roller barn easier.
- 8) Executive Session for an Interview for Transfer Station Attendant.
- a) **Nate moves to go into executive session at 7:55pm to conduct an interview involving private potential personnel information. Nate moves to come out of executive session at 8:10pm. David seconds. So moved.**
 - b) The action taken was that the Selectboard hired Paul Munkittrick as the new Transfer Station Attendant.
- 9) Liquor Permit
- a) **Annette moves to ratify the approval for alcohol served by Bailiwicks at an upcoming wedding. Nate seconds. So moved.**
- 10) Liquor Permit
- a) **Annette moves that if a liquor permit is needed for Caledonia Spirits for serving samples at PAMFest that it be approved and if a Selectboard member is not available to sign, Tom is authorized to sign. David seconds. So moved.**
- 11) Town Clerk Update
- a) Year to date budget - Tom prepared documents and shared them with the Selectboard for review.
 - b) Academy Hill Grant
 - i) Tom said that there is extra money in the budget so the Town can afford the cost for the Academy Hill work. He found \$21,000 from the budget that the Town won't spend for a variety of reasons.
 - ii) Jeremy opened the bids for the Academy Hill grant work and read the bids to the Selectboard. There were three bids. Bids are available from the Town Clerk.
 - iii) Jeremy has the academy hill grant information. When he had the pre-bid site visit, he had put down class 1 erosion stone. Jeremy thinks that it needs some bigger stone to hold because sometimes even the big stone can move. The lowest bid was going to use smaller stone.
 - iv) Jeremy said that Andy had figured \$8100 on the excavator (when he wrote the grant) so some of the cost here is not just the Town's cost, including the cost of stone. Jeremy said that if the town takes the low bid, a lot of the grant covers it.
 - v) Nate asked if Jeremy thought that the Town should resurface the road after doing the ditch work. Jeremy thinks that the Town should resurface the road but at the same time, they do not have to do it all right now. The road crew can lay 6 inches of gravel in there this year and next year the road crew can add more because the town will budget for it.
 - vi) David said that because the low bidder gave a bid with a cheaper stone, Jeremy needs to go back to them and get a bid with the proper sized stone.

- vii) Tom is going to put in a new line item for academy hill.
- c) Accounting Policy - Tom talked to the Selectboard about his suggestions for the Accounting Policy.
- d) Tom received a bill for reimbursement from Thaddeus Stevens School for wreaths for Memorial Day for \$120. The check was signed by Julie Hansen. Annette is okay with Julie being reimbursed out of the cemetery fund.
- e) Auditor Appointment
 - i) Auditors recommend Stanley Fickes as does the Town Clerk's office.
 - ii) **Annette moves to appoint Stanley Fickes as auditor, filling Julie Kempton's position. David seconds. So moved.**

12) Road Foreman Report

- a) **Nate moves to give Jeremy authority to hire the lowest bid if the correction as to stone size comes in lower than the middle bid. Annette seconds. So moved.**
- b) Jeremy gave the Selectboard a draft "Agreement for entry; Limited Release". Melissa will modify it for Peacham and send to Selectboard and Jeremy.
- c) **Nate moves to go into Executive session at 8:55pm for private and confidential information for personnel. Annette seconds. So moved.**
- d) **Nate moves to come out of Executive Session at 9:13PM. Annette seconds. So moved.**
- e) No action taken. Selectboard adds the agenda item - personnel policies - for 7/15/15.

13) Organization of Policies

- a) The Selectboard authorized Melissa to organize the Town Policies.

14) Review and approve bills

- a) The Selectboard reviewed and approved bills.

15) Review correspondence

- a) The Selectboard reviewed and approved correspondence.

David moves to adjourn at 9:22pm. Annette seconds. So moved.